

Economic Development Queensland



Oxley PDA construction update

MAY 2020

Economic Development Queensland (EDQ) is committed to keeping the community informed about the project on the site of the old Oxley Secondary College off Seventeen Mile Rocks Road.

As reported in December 2019, EDQ undertook a broad scale site investigation for subsurface Asbestos Containing Material (ACM) and installed additional ground water monitoring wells to finalise the remediation strategy.

This investigation is now complete and EDQ is preparing to begin asbestos remediation and associated vegetation clearing works in an identified 4.3-hectare remediation zone

indicated on the following page. A development application for these remediation and associated vegetation clearing works was approved on 27 March 2020 (DEV2020/1101). It is expected the remediation contract will be awarded and works will begin in mid May 2020.

As you may be aware, there was a separate development application out for public notification for Stage 1 and Masterplan development (DEV2020/1099) to create 41 residential lots and two future development sites for the relocated C&K Yuingi Childcare Centre and retirement / aged living. These submissions closed on 11 May 2020.

KEY POINTS

- EDQ recognises the natural environment of Oxley as unique and of utmost importance to the local community, it is why we have invested in independent experts to advise
- The primary purpose for remediation and tree removal is to prepare a clean and safe site for the Oxley community both during and post development
- Anticipated works to commence in mid May 2020
- Community safety is the first consideration regarding tree removal which may or may not be necessary as part of remediation works
- Alternative remediation options were considered however the groundwater level was deemed too shallow and unsafe to bury such contaminated soil elsewhere on the site
- Independent ecologist, environmental and civil consultants have identified some trees for potential removal
- A fauna spotter-catcher will also oversee the vegetation clearing works, ensuring appropriate measures are taken to sensitively manage fauna, including safe fauna movement opportunities
- On completion the number of trees replaced on the site will exceed the number removed, with new trees ranging in height from 2-4m
- The large eucalyptus tree adjacent to the hillside in Stage 2, much revered by the community, will be retained within a picturesque park setting.

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Image 1. Remediation zones and vegetation clearing

Remediation works tree removal

- Native tree to remove as part of remediation works
- ▲ Weed tree to remove as part of remediation works
- Native tree status subject to extent of remediation works
- QLD Digital Cadastral boundary
- Site boundary
- Proposed remediation area
- Potential remediation buffer (removal subject to extent of site contamination & guidance and recommendations of Environmental Engineer, Arborist & Environmental Superintendant)

To effectively eliminate the contaminated material from the remediation zone, EDQ's environmental engineers and ecologists have identified a number of trees that will need to be removed. An independent arborist will assess remediation activity and the impact this work will have on each individual tree and will decide on a case by case basis if a tree can be retained or must be removed.

EDQ's independently engaged ecologist, environmental and civil engineering consultants have identified a number of trees for potential removal as part of the remediation works, and confirmed retention of all trees in the 3.22ha western bushland corridor within the Oxley PDA development. Vegetation clearing associated with remediation works will see the removal of approximately 169 trees under the approved operational works DEV2020/1101 with works anticipated to commence in mid May 2020.

Vegetation, including tree removal is required where sub-surface ACM is situated around the root system of trees. Remediation work which encroaches into the root system of trees (tree protection zone) will impact tree health and may necessitate removal subject to direction by EDQ's appointed environmental engineer and independent arborist. The decision to remove any tree from within the remediation

zone, is made to ensure everyone's safety both during and following completion of construction is not compromised.

Once this project is complete the number of trees to be planted will exceed the total number of trees removed. Trees planted will range in size from 45 litre stock to 400 litre stock and range in height from between two and four metres. The very large Eucalyptus tree adjacent to the hillside area is not impacted.

EDQ expects the successful contractor for remediation and associated vegetation clearing works to establish themselves on site and begin works in mid May 2020. It is anticipated works will take approximately three months to complete and subject to approvals will be closely followed by bulk earthworks (profiling the site to suit the master plan) and Stage 1 civil works (roads and sub-surface services). The Stage 1 civil works are expected to be completed in early 2021.

Removal of sub-surface ACM in close proximity to C&K Yuingi Childcare will be considered very carefully and will be conducted after hours or on weekends. EDQ will consult regularly with C&K Yuingi Childcare prior to any works being undertaken near the childcare centre.

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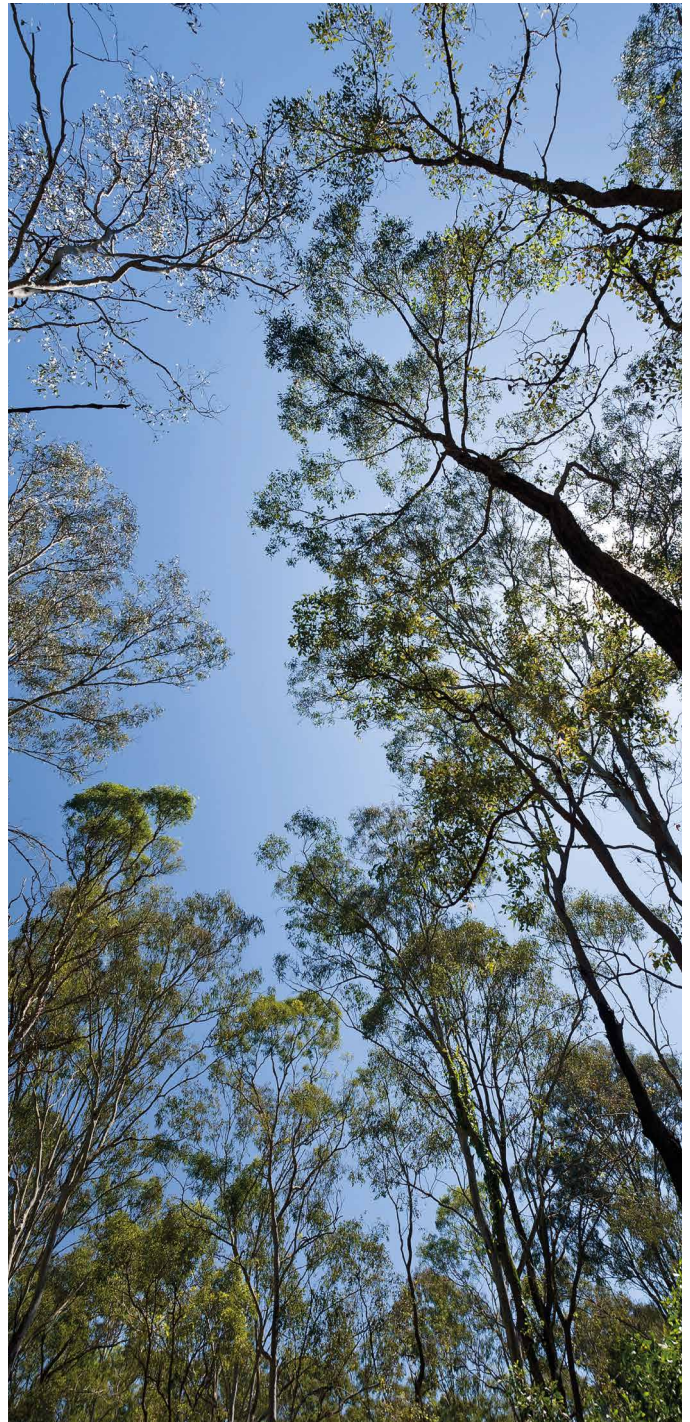
Once the successful contractor is appointed, EDQ will share further sequencing and programming details. As was the case during demolition of the school buildings, the successful contractor will keep C&K Yuingi Childcare and adjoining residents abreast of onsite activities and be available to address any concerns. Items such as air monitoring and dust control are of utmost importance during such works and will be monitored very closely each day, on site, by EDQ's environmental engineers, who will have a full-time presence on site during remediation works.

Subject to confirmation with the successful contractor, site access will likely be via the:

1. main entrance on Seventeen Mile Rocks Road, and
2. the gate on Cliveden Avenue, with heavy vehicle movements expected to move across the west side of the former school oval and entering/exiting the site via Cliveden Avenue and Fort Road.

Heavy earthmoving trucks will be used for the removal of soil which contains asbestos. Based on the volume of contaminated material, EDQ estimates eight truck movements per hour from the site to a licensed waste management facility. The asbestos related truck movements are estimated to occur over a three-month period, EDQ will provide further confirmation of this time period once the contractor is appointed. In accordance with relevant standards, all trucks loaded with soil which contains asbestos will be covered prior to them moving off site.

Areas where remediation works will occur will be fenced off using temporary fencing to prevent access. Further details of the areas to be fenced off will be confirmed once the successful contractor is appointed.



More information

For further information or to ask any questions, please contact the project team.

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